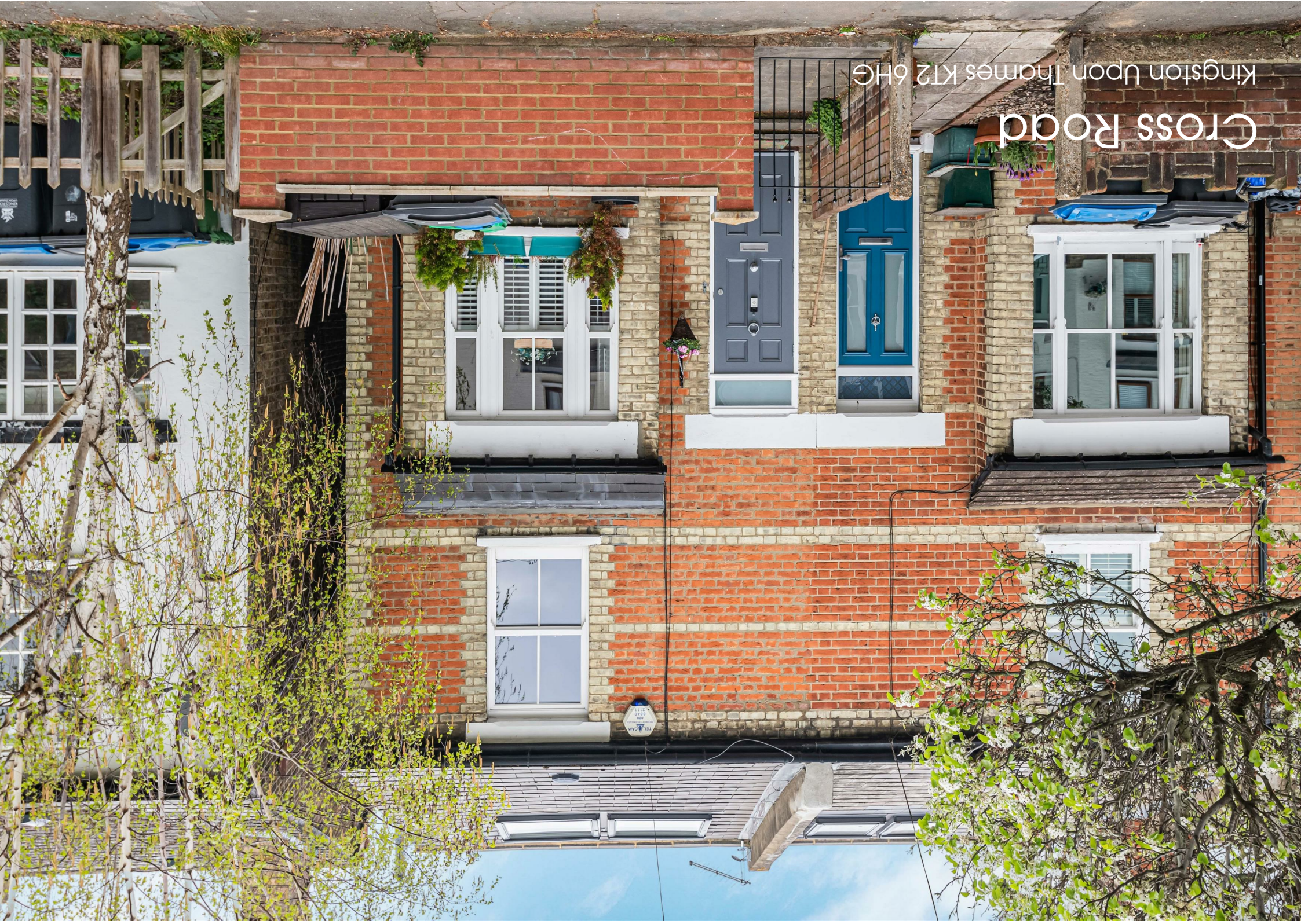
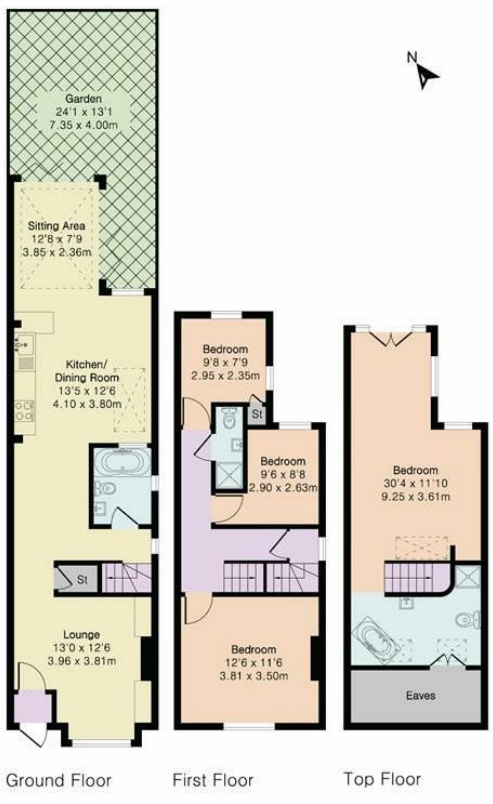



**Approximate Gross Internal Area 1307 sq ft - 122 sq m**
Ground Floor Area 576 sq ft – 54 sq m
First Floor Area 412 sq ft – 38 sq m
Top Floor Area 319 sq ft – 30 sq m




gibson lane

**Kingston Office**
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

**Ham Office**
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

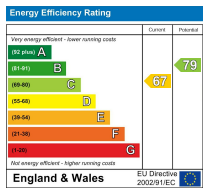
**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

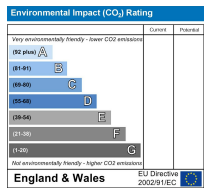
**Redress:** We hold independent redress with Property Redress

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

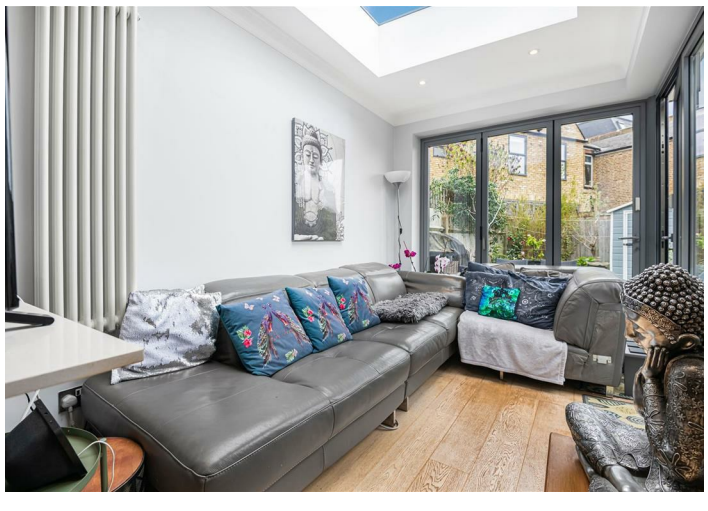
gibson lane




**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED



# Guide Price £925,000

- End of Terraced Home
- Four Bedrooms | Three Bathrooms
- Incredible Open Plan Kitchen / Dining / Living Room
- Generous Accommodation in Excess of 1300sqft

Tenure: Freehold

Local Authority: Kingston upon Thames

- Private Rear Garden
- Impressive Principle Bedroom with En-Suite
- Excellent Location
- Close to Outstanding Schools
- Moments From Richmond Park
- EPC Rating - D

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

This beautifully presented Victorian end of terrace home offers a perfect blend of classic elegance and modern living. With spacious accommodation arranged over three floors in excess of 1300sqft.

Upon entering, you are greeted by an inviting reception room, complete with built in cupboards providing a lovely space for relaxation. The heart of the home is the incredible open plan kitchen / dining / living room, which creates a warm and welcoming atmosphere, perfect for family gatherings or entertaining guest. This vast space is full of natural light with large glass windows, doors and skylights occupying the room. A real feature of this room is the double bi-folding doors which fully open up the space onto the well landscaped, low maintenance garden. Additionally there is a downstairs bathroom.

The first floor provides a wonderful double bedroom to the front, a shower room and two additional bedrooms. The top floor contains an impressive principle bedroom spanning over 30ft deep. The room is complete with lots of windows, a lovely Juliette balcony and comes complete with it's own bathroom. The en-suite contains a separate bath and shower. This floor is a private retreat away from the rest of the house.

The property is situated just moments from Richmond Park and the picturesque River Thames and Canbury Gardens. The vibrant Town Centre is also within easy reach, offering a variety of shops, cafes, and restaurants to explore. For those commuting, the nearby train station provides excellent transport links to London and beyond. Additionally, there are plenty of excellent schools nearby.

This beautiful Victorian end terrace home offers both comfort and convenience in a sought-after location. Do not miss the opportunity to make this exquisite house your new home.

## Situation

Cross Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.